

# DARK DULY MEDICAL | OWNER USER POSSIBILITY

\$171K AVERAGE HOUSEHOLD INCOME | NEAR NORTHWESTERN MEDICINE DELNOR HOSPITAL

2310 DEAN ST,  
ST. CHARLES, IL 60175

Marcus & Millichap  
SHARKO | WEISENBECK | MENDOZA  
GROUP

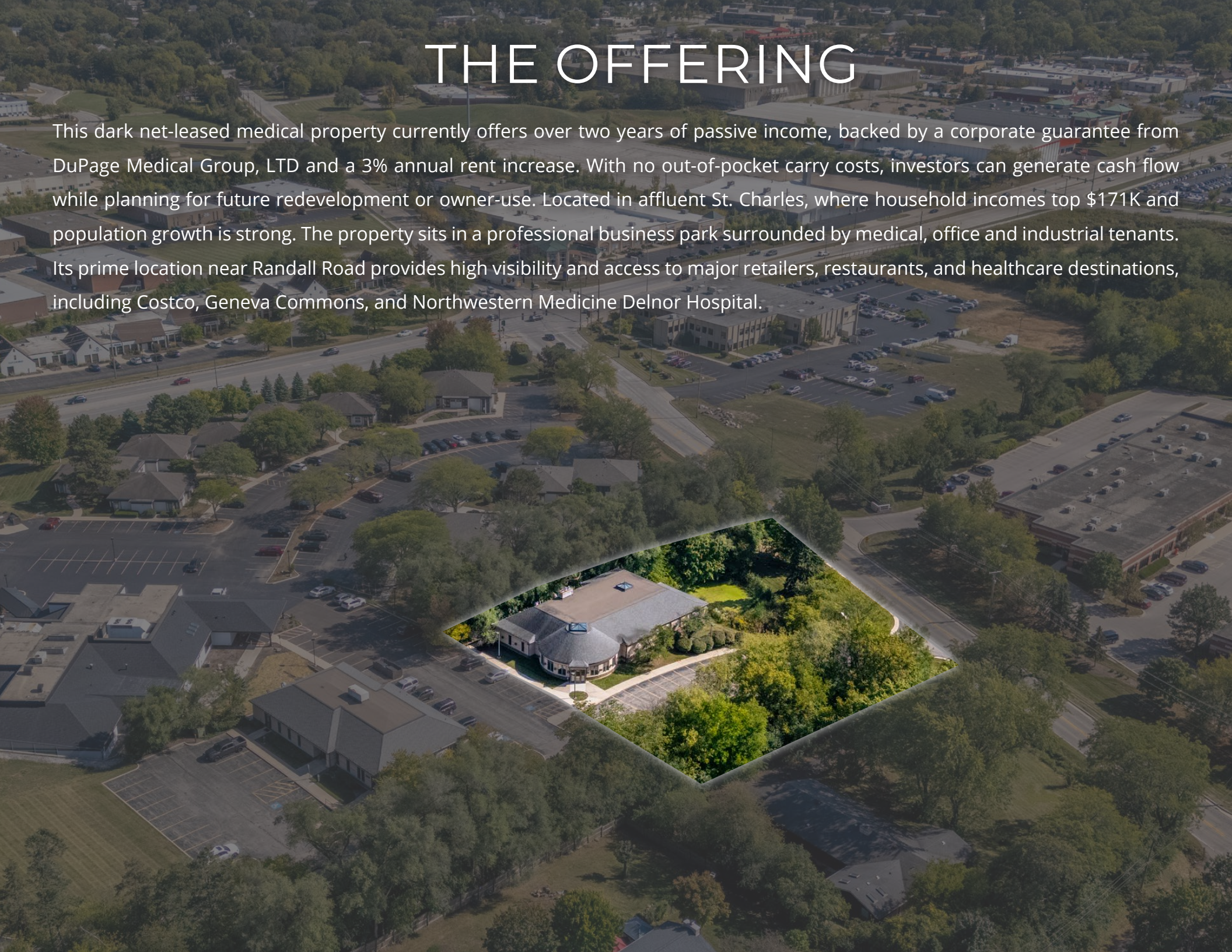
# TABLE OF CONTENTS

|                           |    |
|---------------------------|----|
| THE OFFERING .....        | 3  |
| FINANCIAL SUMMARY .....   | 7  |
| ○ Cash Flow YR 1          | 8  |
| ○ Rent Roll               | 9  |
| ○ Expense Reimbursements  | 9  |
| INVESTMENT OVERVIEW ..... | 10 |
| ○ Site Plan               | 13 |
| LOCATION OVERVIEW.....    | 14 |
| ○ Aerial                  | 15 |
| ○ Why Chicago MSA         | 17 |
| ○ Why Illinois            | 20 |



# THE OFFERING

This dark net-leased medical property currently offers over two years of passive income, backed by a corporate guarantee from DuPage Medical Group, LTD and a 3% annual rent increase. With no out-of-pocket carry costs, investors can generate cash flow while planning for future redevelopment or owner-use. Located in affluent St. Charles, where household incomes top \$171K and population growth is strong. The property sits in a professional business park surrounded by medical, office and industrial tenants. Its prime location near Randall Road provides high visibility and access to major retailers, restaurants, and healthcare destinations, including Costco, Geneva Commons, and Northwestern Medicine Delnor Hospital.





**\$1,708,000**  
LIST PRICE



**11.00%**  
CAP RATE



**\$255.77**  
PRICE / SF



**\$187,889**  
NET OPERATING  
INCOME

**COSTCO**  
WHOLESALE  
2.3M Annual Visitors

**LAIFITNESS.**

**Northwestern**  
Medicine®  
Delnor Hospital- 159 Beds

**Public Storage**

**Firestone** BELLE TIRE  
**DISCOUNT TIRE** BUONA  
Culver's SUNBELT RENTALS

**Geneva Commons**  
2.6 Million SF | 66 Tenants  
4.5 Million Annual Visitors  
Top 11% of community shopping centers in the Nation for visits

**ALDI**

**GRANITE RADIANCE**

**McDonalds**

**meijer** **LOWE'S**

**Kane County Fairgrounds**  
236.6k Visits

**KIDDIE ACADEMY**  
EDUCATIONAL CHILD CARE

**UNITED STATES POSTAL SERVICE**

**Northwestern**  
Medicine®

**Mercedes-Benz**

**Audi**

**SHERWIN WILLIAMS**

**Randall Rd**  
29,500 VPD

**Dean St**  
5,350 VPD

**SUBJECT PROPERTY**





2310 DEAN ST,  
ST. CHARLES, IL 60175



**\$1,708,000**

LIST PRICE



**11.00%**

CAP RATE



**\$255.77**

PRICE / SF



**\$187,889**

NET OPERATING INCOME

## FINANCIAL SUMMARY

|                              |                       |
|------------------------------|-----------------------|
| <b>PRICE</b>                 | <b>\$1,708,000</b>    |
| <b>CAP RATE</b>              | <b>11.00%</b>         |
| Price/ SF                    | \$255.77              |
| Gross Leasable Area          | 6,678 SF              |
| Year Built                   | 1996                  |
| Parcel Numbers               | 09-29-228-004         |
| Parking                      | 32 Surface Spaces +/- |
| Current Rent                 | \$187,889             |
| Total Reimbursements         | \$51,803              |
| Vacancy/Collection Allowance | -                     |
| Effective Gross Income       | \$239,692             |
| Expenses                     | \$51,803              |
| <b>NOI</b>                   | <b>\$187,889</b>      |



## PROPOSED FINANCING

|                              |                  |  |                    |
|------------------------------|------------------|--|--------------------|
| LTV                          | 70%              | Debt Service                                 | \$94,644           |
| Interest Rate   Amortization | 6.25%   25 Years | Debt Coverage Ratio                          | 1.99               |
| Down Payment                 | \$512,400        | Net Cash Flow After Debt Services   Return % | \$93,245   18.20%  |
| First Trust Deed/Mortgage    | \$1,195,600      | Principal Reduction                          | \$20,500           |
|                              |                  | Total Return   Return %                      | \$113,744   22.20% |

# CASH FLOW YR 1 - STARTING 6/1/2026

| BASE RENT                           | CURRENT          | PER SF         |
|-------------------------------------|------------------|----------------|
| Occupied Space*                     | \$187,889        | \$28.14        |
| Available Space                     | -                | -              |
| <b>Gross Potential Rent</b>         | <b>\$187,889</b> | <b>\$28.14</b> |
| Expense Reimbursements              |                  |                |
| Real Estate Taxes                   | \$21,846         | \$3.27         |
| Insurance                           | \$2,337          | \$0.35         |
| CAM                                 | \$25,100         | \$3.76         |
| Management Fee                      | \$2,520          | \$0.38         |
| <b>Total Expense Reimbursements</b> | <b>\$51,803</b>  | <b>\$7.76</b>  |
| <b>Gross Potential Income</b>       | <b>\$239,692</b> | <b>\$35.89</b> |
| Vacancy/Collection Allowance        | -                | -              |
| <b>Effective Gross Income</b>       | <b>\$239,692</b> | <b>\$35.89</b> |

| Expenses              |                 |               |
|-----------------------|-----------------|---------------|
| Real Estate Taxes     | \$21,846        | \$3.27        |
| Insurance             | \$2,337         | \$0.35        |
| CAM                   | \$25,100        | \$3.76        |
| Management Fee        | \$2,520         | \$0.38        |
| <b>Total Expenses</b> | <b>\$51,803</b> | <b>\$7.76</b> |

**NET OPERATING INCOME                      \$187,889                      \$28.14**

\* Current rent is annualized from 6/1/2026



| CAM                               | CURRENT         | PER SF        |
|-----------------------------------|-----------------|---------------|
| Condo Repairs and Maintenance     | \$4,640         | \$0.69        |
| Condo Fire / Sprinkler / Backflow | \$1,720         | \$0.26        |
| Condo Utilities                   | \$1,200         | \$0.18        |
| Condo Trash Collection            | \$1,920         | \$0.29        |
| Condo Reserve                     | \$4,800         | \$0.72        |
| Asphalt Maintenance               | \$400           | \$0.06        |
| Landscaping                       | \$4,800         | \$0.72        |
| Snow Plow                         | \$5,400         | \$0.81        |
| Professional Fees                 | \$220           | \$0.03        |
| <b>TOTAL CAM</b>                  | <b>\$25,100</b> | <b>\$3.76</b> |

**CAM  
BREAKDOWN**

# RENT ROLL

| TENANT / SUITE #  | SF Leased | % OF TOTAL SF | START     | END       | OCCUPANCY REMAINING (YRS) | RENT SCHEDULE |            |              |             |          |          | % OF TOTAL RENT | RENEWAL OPTIONS | LEASE TYPE & STRUCTURE |
|---|-----------|---------------|-----------|-----------|---------------------------|---------------|------------|--------------|-------------|----------|----------|-----------------|-----------------|------------------------|
|   |           |               |           |           |                           | PERIOD        | CHANGES ON | MONTHLY RENT | ANNUAL RENT | RENT/ SF | INCREASE |                 |                 |                        |
| Dark Duly Medical Unit A<br><br>T: DMG Real Estate LLC<br>G: Du Page Medical Group, LTD | 6,678     | 100.00%       | 4/1/2018  | 3/31/2028 | 2 Years                   | Base          | Current    | \$15,126     | \$181,509   | \$27.18  | -        | 100%            | 2, 5-Year       | Net                    |
|   |           |               |           |           |                           | -             | 4/1/2026   | \$15,580     | \$186,954   | \$28.00  | 3%       |                 |                 |                        |
|   |           |               |           |           |                           | -             | 4/1/2027   | \$16,047     | \$192,563   | \$28.84  | 3%       |                 |                 |                        |
|   |           |               |           |           |                           | Option 1      | 4/1/2028   | \$16,528     | \$198,339   | \$29.70  | 3%       |                 |                 |                        |
| -   | 4/1/2029  | \$17,024      | \$204,290 | \$30.59   | 3%                        |               |            |              |             |          |          |                 |                 |                        |

Notes: Tenants PRS - 100% of the building and 40% of Timber Ridge Condominium Association fees and maintenance charges

|              |              |             |  |  |  |  |                   |                 |
|--------------|--------------|-------------|--|--|--|--|-------------------|-----------------|
| Occupied     | 6,678        | 100%        |  |  |  |  | \$187,889*        | \$28.14*        |
| Vacant       | -            | -           |  |  |  |  | -                 | -               |
| <b>Total</b> | <b>6,678</b> | <b>100%</b> |  |  |  |  | <b>\$187,889*</b> | <b>\$28.14*</b> |

\* Current rent is annualized from 6/1/2026

## EXPENSE REIMBURSEMENTS

| TENANT            | TAXES           | INSURANCE      | CAM             | MGMT FEE       | PSF           | GROSS INCOME    |
|-------------------|-----------------|----------------|-----------------|----------------|---------------|-----------------|
| Dark Duly Medical | \$21,846        | \$2,337        | \$25,100        | \$2,520        | \$7.76        | \$51,803        |
| <b>TOTAL</b>      | <b>\$21,846</b> | <b>\$2,337</b> | <b>\$25,100</b> | <b>\$2,520</b> | <b>\$7.76</b> | <b>\$51,803</b> |

## TWO YEARS REMAINING ON A DARK, NET-LEASED MEDICAL TENANT WITH A CORPORATE GUARANTEE

- 3% annual rental increases
- Corporate guarantee by DuPage Medical Group, LTD

## REDEVELOPMENT OPPORTUNITY OR OWNER-USER POSSIBILITY

- Ability to cash flow while planning for future redevelopment / tenanting
- No out of pocket carry cost for two years
- Most recently used as medical office seeing patients
- Multiple exam rooms with plumbing around the perimeter of the building
- Ample administrative and lab areas in the interior space of the building

## EXTREMELY AFFLUENT CITY WITH A GROWING POPULATION

- From 2010 to 2020, the population grew 7.36% within a one-mile radius
- Average household income ranges from \$140,427 to \$171,366 within a 1-5 mile radius

## FAVORABLE BUSINESS DISTRICT OF ST. CHARLES

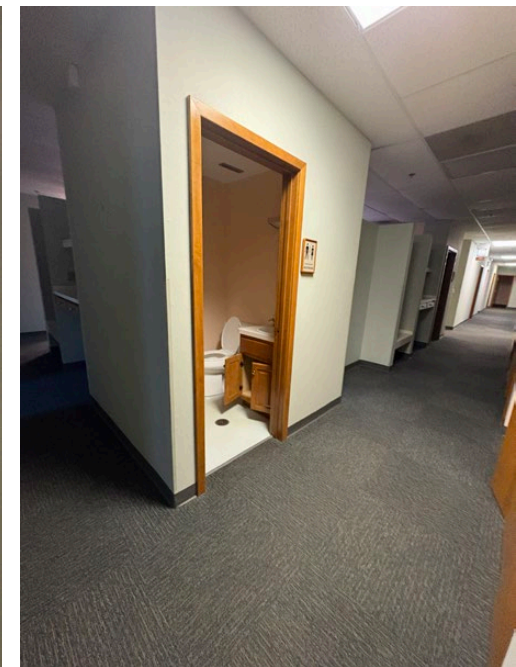
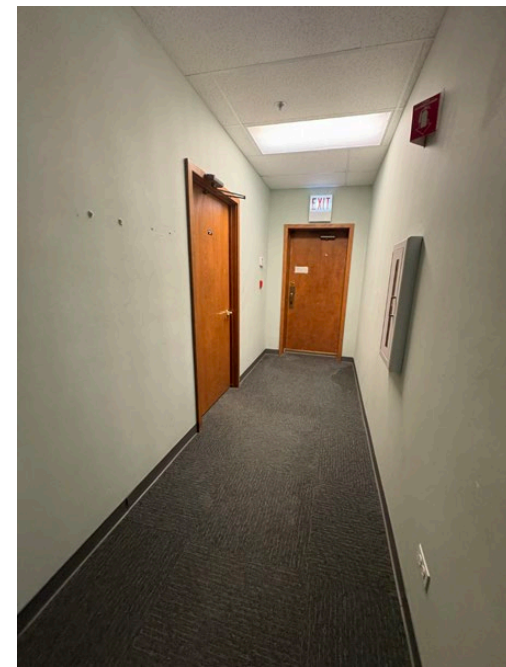
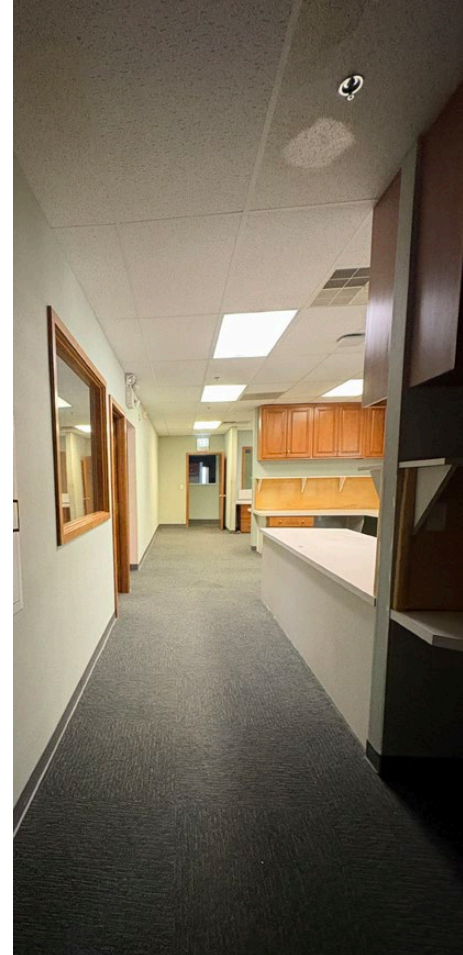
- The subject property is part of the Timber Ridge Professional Park
  - › Strong visibility - First building within the professional park
- The area has medical offices, professional offices, and industrial buildings

## STRATEGICALLY POSITIONED IN A HIGH-TRAFFIC, AMENITY-RICH CORRIDOR SURROUNDED BY PREMIER RETAIL, ENTERTAINMENT, AND HEALTHCARE DESTINATIONS

- Located roughly 700 feet from Randall Road with 29,500 vehicles passing per day (VPD)
- 0.6 miles from the intersection of Randall Road & Main Street (57,000 VPD), a dense retail area with tenants such as Costco, ALDI, PetSuites, Tractor Supply Co, McDonald's, Starbucks, Beef Shack, Dunkin', Audi, Mercedes-Benz and more
- 1 mile from Kane County Fairgrounds and Flea Market
- 1.6 miles from downtown St. Charles
- 1.7 miles from Geneva Commons, a highly visited community shopping center with 4.5 million visits, and ranked in the top 11% of community shopping centers in the nation for visits<sup>1</sup>
  - › Other nearby retailers include Meijer, Lowe's, Chipotle, Wahlburgers, Burger King, Wendy's, Fairfield Inn, Planet Fitness, and more
- 2.5 miles from Northwestern Medicine Delnor Hospital with 159-beds

<sup>1</sup> Placer.ia







Dean St  
5,350 VPD

# LOCATION OVERVIEW



30.7 Miles to O'Hare International Airport

44.1 Miles to Downtown Chicago

## DEMOGRAPHICS

| Population           | 1-Mile       | 3-Miles       | 5-Miles        |
|----------------------|--------------|---------------|----------------|
| <b>2024 Estimate</b> | <b>7,154</b> | <b>44,911</b> | <b>106,857</b> |
| 2010 Census          | 7,005        | 45,647        | 106,454        |
| 2020 Census          | 7,521        | 46,508        | 108,957        |
| Growth 2010 - 2020   | 7.36%        | 1.89%         | 2.35%          |

| Daytime Population     | 1-Mile       | 3-Miles       | 5-Miles        |
|------------------------|--------------|---------------|----------------|
| <b>2024 Population</b> | <b>8,330</b> | <b>52,516</b> | <b>116,155</b> |

| Income                        | 1-Mile           | 3-Miles          | 5-Miles          |
|-------------------------------|------------------|------------------|------------------|
| 2029 Average HH Income        | \$156,058        | \$182,802        | \$187,998        |
| <b>2024 Average HH Income</b> | <b>\$140,427</b> | <b>\$166,080</b> | <b>\$171,366</b> |

# AERIAL



Randall Rd  
29,500 VPD

Dean St  
5,350 VPD

Great Western Trail  
St. Charles Trail Head

**SUBJECT PROPERTY**

Mercedes-Benz Audi

LA FITNESS  
PLAY IT AGAIN SPORTS  
Public Storage  
Starbucks  
OBERWEIS

KIDDLE ACADEMY  
EDUCATIONAL CHILD CARE  
ALDI

SHERWIN WILLIAMS

MIDAS  
Domino's Pizza

DAIRY QUEEN

W Main St  
27,500 VPD

McDonalds

DUNKIN'

RAINSTORM  
CAR WASH  
O'Reilly  
AUTO PARTS

Thompson  
Middle School  
(1,267 students)

Richmond  
Elementary School  
(354 students)

UNITED STATES  
POSTAL SERVICE  
Firestone  
DISCOUNT TIRE  
BUONA  
Culver's  
SUNBELT  
RENTALS

COSTCO  
WHOLESALE  
2.3M Annual Visitors<sup>1</sup>

St. Charles Police  
Department

### INCLUDED IN THE CHICAGO METROPOLITAN STATISTICAL AREA

- 42 miles west of downtown Chicago
  - > Easy access to downtown with a Metra train station in the neighboring town
- 3 miles to DuPage Airport | Averaging 364 flights per day
- City slogan: "Pride of the Fox", named after the Fox River running through town

### THRIVING ECONOMY

- Employs over 18,100 people:
  - > Largest industries include manufacturing (2,497 people), health care & social assistance (2,321 people), and educational services (2,003 people)
- Financial assistance programs support private projects that foster business growth and community development

### MAIN STREET SHOPPING DISTRICT FEATURES A WIDE RANGE OF RESTAURANTS AND SHOPS IN HISTORIC BUILDINGS

- Vibrant downtown with boutiques, specialty shops, restaurants, and cultural attractions, set along the scenic Fox River

### THREE MILES TO DUPAGE BUSINESS CENTER | THE REGION'S PREMIER BUSINESS PARK DEVELOPMENT

- Approximately 640-acres zoned for: manufacturing, distribution, light industrial, office, R&D, data centers, medical facilities, retail, and commercial
- DuPage county has a civilian labor force of 513,180

### LOCAL ATTRACTIONS

- Local tourist attractions include the Arcada Theater, Kane County Fair Grounds, and Otter Cove Aquatic Park

### NEW DEVELOPMENTS

- Since 2024: 7,172 SF Chick-fil-A, 9,780 SF medical office, 18,426 SF medical office, and a 4-unit apartment building completed
- Under construction: 296,722 SF warehouse and Fox Haven Square shopping center on 7 acres

### FAVORABLE LOW SALES TAX | PART OF DUPAGE AND KANE COUNTY

**A+**  
OVERALL  
GRADE

**A+**  
PUBLIC  
SCHOOLS

**A+**  
GOOD FOR  
FAMILIES

**A**  
OUTDOOR  
ACTIVITIES

**A-**  
HEALTH &  
FITNESS

**B+**  
JOBS

(GRADES FROM NICHE.COM)

**THREE CHICAGO-AREA NEIGHBORHOODS RANK AMONG THE 2025 'BEST PLACES TO LIVE'  
IN THE UNITED STATES - ONLY 50 NEIGHBORHOODS MADE THE LIST**

**#1**

U.S. Metro for corporate relocations for 12th Consecutive Year

**30 Relocations**  
**110 Expansions**

**255,967**

Businesses in the Chicago metro area, the

**4th**

most in the U.S.

**3rd**

Largest supply in labor in the U.S.

On average, 4.76M people were employed throughout 2024 — the highest level seen since at least 1990

**145,545**

Graduates and secondary program finishers in the Chicago metro area in 2023

**1.2B sqft**

Chicago industrial real estate market, the largest in the United States

**\$4.32B**

Growth capital raised by Chicagoland startups in 2024

Chicago's economy is the **nation's third largest**. If Chicago were a nation, it would be the **world's 22nd largest economy** (Illinois is 19th). Chicago's GDP was \$886B in 2024.

**Chicagoland area is growing**, adding 70,762 people between 2023 and 2024 — **the ninth most among metro areas**. 9.46 million people live in the MSA (Census 2020).



O'Hare International Airport is the **10th Busiest Airport in the World & Most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 8 for passengers with more than 80 million passengers. \$295 billion in trade value flowed through O'Hare in 2024 (3rd largest port by value).

Plus, Chicago is home to **Midway International Airport** with 22 million passengers.



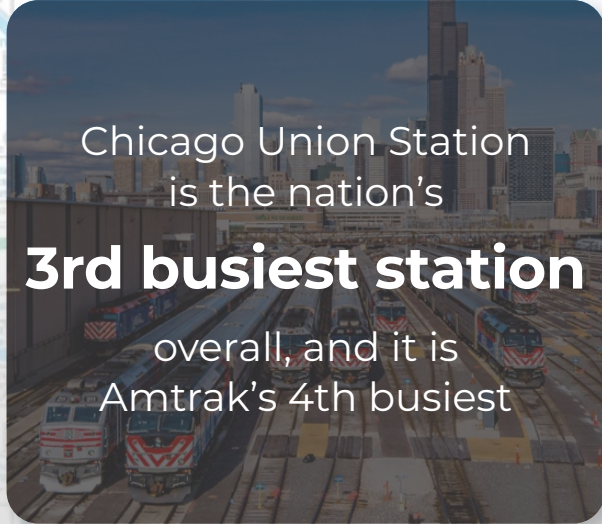
**10**  
Interstate highways converge in the Chicago Metro Area

**3rd in the nation**  
for total interstate miles



**450M**  
Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nations Largest Public Transportation System**



Chicago Union Station is the nation's **3rd busiest station** overall, and it is Amtrak's 4th busiest



Chicago's MSA, is generally considered a highly walkable region. Chicago itself has a Walk Score of 77, placing it **among the most walkable cities in the U.S.**

Chicago recorded a record-breaking 11 million bike and scooter trips in 2024. The city has 303 miles of bike lanes and 19 miles of lakefront bicycle paths.

## FORTUNE 500 COMPANIES PER 1 MILLION PEOPLE

| MSA                                       | RANK     |
|---|----------|
| Minneapolis-St. Paul-Bloomington, MN-WI   | 1        |
| San Francisco-Oakland-Hayward, CA         | 2        |
| Pittsburgh, PA                            | 3        |
| <b>Chicago-Naperville-Elgin, IL-IN-WI</b> | <b>4</b> |
| Denver-Aurora-Lakewood, CO                | 5        |
| Houston-The Woodlands-Sugar Land, TX      | 6        |
| New York-Newark-Jersey City, NY-NJ-PA     | 7        |
| Cincinnati, OH-KY-IN                      | 8        |

## PER CAPITA PERSONAL INCOME

| MSA  | INCOME          | RANK     |
|--|-----------------|----------|
| San Francisco-Oakland-Berkeley, CA           | \$111,050       | 1        |
| Boston-Cambridge-Newton, MA-NH               | \$85,724        | 2        |
| New York-Newark-Jersey City, NY-NJ-PA        | \$82,322        | 3        |
| Seattle-Tacoma-Bellevue, WA                  | \$80,420        | 4        |
| Washington-Arlington-Alexandria, DC-VA-MD-WV | \$76,771        | 5        |
| Denver-Aurora-Lakewood, CO                   | \$69,822        | 6        |
| Los Angeles-Long Beach-Anaheim, CA           | \$69,805        | 7        |
| Philadelphia-Camden-Wilmington, PA-NJ-DE-MD  | \$69,705        | 8        |
| <b>Chicago-Naperville-Elgin, IL-IN-WI</b>    | <b>\$67,671</b> | <b>9</b> |
| Minneapolis-St. Paul-Bloomington, MN-WI      | \$67,214        | 10       |
| Baltimore-Columbia-Towson, MD                | \$66,695        | 11       |
| San Diego-Chula Vista-Carlsbad, CA           | \$66,266        | 12       |
| Austin-Round Rock-Georgetown, TX             | \$64,913        | 13       |

## COST OF LIVING INDEX

| CITY                      | INDEX        | RANK      |
|---------------------------|--------------|-----------|
| St. Louis MO-IL           | 85           | 1         |
| San Antonio TX            | 89.3         | 2         |
| Cedar Park TX             | 90.5         | 4         |
| Houston TX                | 91.7         | 5         |
| Conroe TX                 | 93.6         | 6         |
| Salisbury NC              | 94.9         | 7         |
| Denver CO                 | 110          | 26        |
| Plano TX                  | 112.3        | 27        |
| Middlesex-Monmouth NJ     | 114.2        | 28        |
| Morristown NJ             | 114.6        | 29        |
| Sacramento CA             | 118.2        | 30        |
| Bergen-Passaic NJ         | 119.9        | 31        |
| Miami-Dade County FL      | 120.4        | 32        |
| <b>Chicago IL</b>         | <b>126.4</b> | <b>33</b> |
| Portland OR               | 127.4        | 34        |
| Alexandria VA             | 143.5        | 35        |
| San Diego CA              | 144.7        | 36        |
| New York (Queens) NY      | 145.5        | 37        |
| Arlington VA              | 147.1        | 38        |
| Seattle WA                | 150.7        | 39        |
| Boston MA                 | 150.8        | 40        |
| Los Angeles-Long Beach CA | 151.9        | 41        |
| Washington DC             | 158.8        | 42        |
| New York (Brooklyn) NY    | 174.9        | 43        |
| San Francisco CA          | 184.2        | 44        |
| New York (Manhattan) NY   | 237.8        | 45        |

## Economic Strength & Business Climate

**#19** in the World

Largest Economy  
— If Illinois were a country

**#2** in the Nation

Corporate Investments  
664 business expansions or relocations in 2024

**#4** in the Nation

Access to Capital  
— Up from #6 in 2023

**#6** in the Nation

Tech & Innovation  
— Up from #14 in 2023

## Infrastructure & Transportation

**#1** in the Midwest

Transportation & Warehousing Infrastructure

**#4** in the Nation

Transportation & Warehousing Infrastructure

## Workforce & Population

**#3** in the Nation

Population Size

**#1** in the Midwest

Workforce Development

Home to over  
**30 Fortune 500**  
Companies

As well as, 2,000+ international industry  
leaders, 1,900 major corporate headquarters  
and 1.2 million small businesses.



WHY ILLINOIS

# 5th Highest GDP in the Nation (2024)

\$1.1 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over \$1 trillion in annualized economic activity; the fifth highest GDP in the nation.



A recent study found the total economic impact of manufacturing in Illinois is estimated to be between \$580 billion and \$611 billion every year – the largest share of any industry to the state's Gross Domestic Product.

## World-Class Education

Including Some Ranked Among the Highest Rated in the World

254 Higher Education Institutions Statewide | 148 Schools are Within a 25-Mile Radius of Chicago  
Northwestern University #6, University of Chicago #11, University of Illinois #33 for Top National Universities by U.S. News (2025)

# Illinois 2024 Economic Development Milestones



## RECORD-BREAKING INVESTMENTS & JOB GROWTH

- EDGE & REV incentivized investments surged by \$2 billion, reaching nearly \$5 billion since 2023. New jobs quadrupled, from 3,000 to 12,800, including 4,100 directly from these programs.
- State incentive programs doubled corporate investments from \$6.3 billion in 2023 to \$12.5 billion in 2024.
- Clean energy investments doubled from \$2 billion to \$4 billion, with growth in key sectors such as quantum computing, tourism, and exports.



## MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian (\$1.5B) and Avina Clean Hydrogen (\$820M) invested in EV and sustainable aviation fuel production.
- Wiegel Tool Works, Crysalis Biosciences, Ymer Technology, and Bedrock Materials expanded operations in Illinois.
- Wieland Rolled Products (\$500M) and Voortman Steel Machinery strengthened Illinois' advanced manufacturing sector.
- PsiQuantum's MICRO Act partnership will create a \$20B quantum computing hub in Chicago.



## TOURISM & EXPORT RECORDS

- Illinois had record-breaking export sales of \$78.7 billion in 2023, ranking #1 in the Midwest & #5 in the U.S..
- FY24 hotel tax revenue reached \$321.5 million, exceeding the previous record of \$308 million in FY23.
- Illinois welcomed 112 million visitors in 2023, generating \$47 billion in spending—a \$3 billion increase from 2022.
- International tourism surged 39%, with 2.16 million visitors spending \$2.7 billion in 2023, a 47% increase from the previous year.



## TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois designated as home to two of 31 federal Tech Hubs and one of 21 Recompete Pilot Program finalists.
- iFAB Regional Tech Hub (Decatur & Champaign) is one of 12 federally funded tech hubs.
- The Bloch Quantum Tech Hub expected to generate \$60 billion in economic impact.
- Current (Chicago-area water innovation hub) received up to \$160 million in NSF funding for Great Lakes ReNEW Innovation Engine.

# CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

# NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

# SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

## DISCLOSURE AND CONSENT TO DUAL AGENCY

The undersigned Broker may undertake a dual representation (represent both the seller and the buyer) for the sale of property. The undersigned Buyer and Seller acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Broker's advice and the client's respective interests may be adverse to each other. Broker will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Broker has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

## WHAT A BROKER CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Treat all clients honestly
- 2) Provide information about the property to the buyer.
- 3) Disclose all latent material defects in the property that are known to the Broker.
- 4) Disclose financial qualification of the buyer to the seller.
- 5) Explain real estate terms.
- 6) Help the buyer to arrange for property inspections.
- 7) Explain closing costs and procedures.
- 8) Help the buyer compare financing alternatives.
- 9) Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

## WHAT A BROKER CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Confidential information that Broker may know about a client, without that client's permission.
- 2) The price the seller will take other than the listing price without permission of the seller.
- 3) The price the buyer is willing to pay without permission of the buyer.
- 4) A recommended or suggested price the buyer should offer.
- 5) A recommended or suggested price the seller should counter with or accept

If either client is uncomfortable with this disclosure and dual representation, please let Broker know. You are not required to sign this document unless you want to allow Broker to proceed as a Dual Broker in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to Broker action as a Dual Broker (that is, to represent BOTH the seller and the buyer) should that become necessary.

SELLER: \_\_\_\_\_ DATE \_\_\_\_\_

BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_

BROKER: Marcus & Millichap Real Estate Investment Services of Chicago, Inc.

BROKER: \_\_\_\_\_ DATE: \_\_\_\_\_

NO REPRESENTATION IS MADE BY BROKER AS TO THE LEGAL OR TAX EFFECT OR VALIDITY OF ANY PROVISION OF THIS DOCUMENT. BROKER IS NOT QUALIFIED TO GIVE ADVICE ON LEGAL OR TAX MATTERS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.

EXCLUSIVELY LISTED BY

**SEAN SHARKO**

SENIOR MANAGING DIRECTOR  
Chicago Oakbrook  
(630) 570-2238  
sean.sharko@marcusmillichap.com  
IL 471.010712

**AUSTIN WEISENBECK**

SENIOR MANAGING DIRECTOR  
Chicago Oakbrook  
(630) 570-2169  
austin.weisenbeck@marcusmillichap.com  
IL 475.140200

FINANCING CONTACT

**DEAN GIANNAKOPOULOS**

Senior Managing Director- Debt & Equity Structured Finance - MMCC  
O: (312) 327 5423 | M: (312) 218 7443 | E: Dean.Giannakopoulos@marcusmillichap.com  
License: IL: 475.136018

**Marcus & Millichap**

SHARKO | WEISENBECK | MENDOZA  
GROUP

DESIGNATED MANAGING BROKER

**STEVEN WEINSTOCK**

Chicago Oakbrook  
O: (630) 570-2200 | E: Steven.Weinstock@marcusmillichap.com  
IL 471.011175